What do I do if I have more questions?

Contact the Planning Counter. Staff is available from 7:30 a.m. to 5:00 p.m. Monday through Friday except holidays and will be happy to discuss your project with you.

The Planning counter is located in the Community and Economic Development Department on the 2nd Floor of City Hall, 4755 SW Griffith Drive.

The instructions contained within this brochure are not intended to replace the regulations found in the City Development Code (Ord. 2050). Building Height regulations may be found on the City web site (www.beavertonoregon.gov) or may be obtained at the Planning Counter.

City of Beaverton

Community and Economic Development Department
Planning Division
4755 SW Griffith Drive
PO Box 4755

Phone: 503-526-2420
Fax: 503-526-3720
Web: www.beavertonoregon.gov

Beaverton OREGON

Building Height

Development Assistance Bulletin

Community and Economic Development Department

Planning Division

4755 SW Griffith Drive

PO Box 4755

Beaverton, OR. 97076

Tel: (503) 526-2420

Fax: (503) 526-3720

Web: www.beavertonoregon.gov

Beaverton OREGON

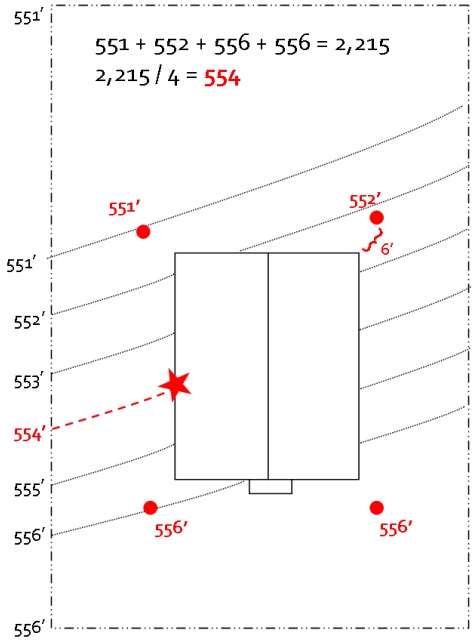
Building Height

How do I calculate for building height?

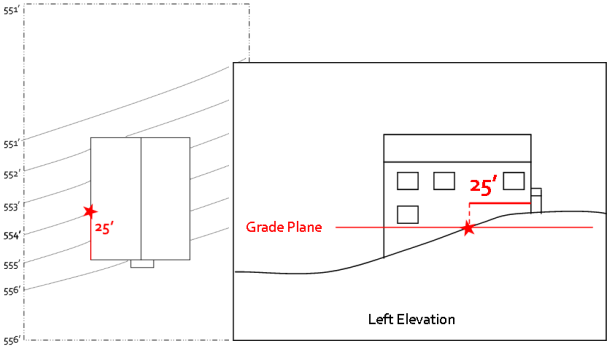
Building height is regulated by the Beaverton Development Code according to the site development standards for the property's zoning designation (Beaverton Development Code 20.05.15). Building height is measured from the average grade plane of the site to the tallest point of the structure.

1 **Calculate the average grade plane of the site** by measuring 6' out from each corner of the building and average the elevations (see Example A). This number is the grade plane from which the building height is measured. On the site plan, mark where the average grade plane intersects the building. The site plan should accurately illustrate the finished grade of the property.

Example A: Calculating the average grade plane of the site



2 **Illustrate average grade.** Measure from the closest corner on the building to the average grade plane point (see Example B). On the side building elevation, measure from the same corner and illustrate the average grade plane line (see Example C).

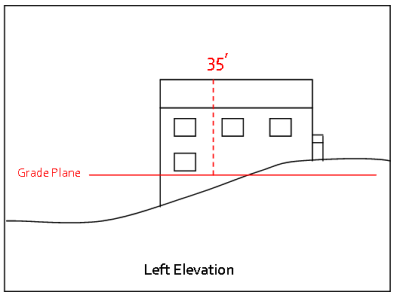


Example B: Measure to closest corner

Example C: Illustrate average grade plane

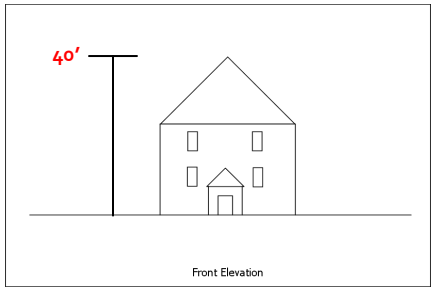
3 **Measure the building height.** Measure the building's height from the average grade plane line to the tallest point of the building (see Example D). If the building's height is less than the maximum height allowed in the associated zone, the building meets the City of Beaverton's Development Code standards.

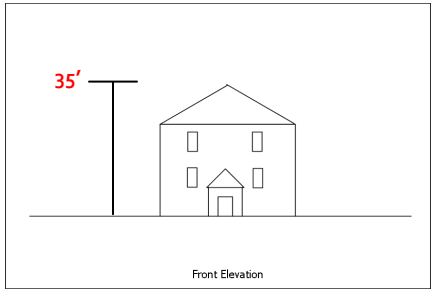
Example D: Measure the building height



What if I can't meet the requirements?

City staff are available to discuss options for how you can meet building height requirements. If you are having trouble meeting building height maximums, think creatively! For example, have you thought of adjusting your roof pitch to lower the overall height of the building? Also, adjusting the floor plates of the home could lower the overall building height. The Development Code does provide an opportunity to propose a variance or adjustment which if approved, could grant additional building height towards the zone's height requirement.





Try changing the roof pitch or adjusting the floor plates to lower overall building height.